

2025 Newer Houses in Old Village Subs ECF Study

	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
25-02-23-226-007	74861 FULTON	11/04/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$73,275	\$181,725	\$209,842	0.866	
25-02-23-251-010	22661 MAIN ST	03/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$56,569	\$158,431	\$158,757	0.998	
25-02-23-426-042	73575 FULTON	01/27/23	\$156,000	LC	03-ARM'S LENGTH	\$156,000	\$52,735	\$103,265	\$109,286	0.945	
25-02-24-153-006	74220 FIRST	07/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$44,508	\$110,492	\$89,059	1.241	
25-02-24-156-018	74065 CRULL	03/04/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$43,710	\$176,290	\$117,743	1.497	
25-02-24-176-028	74100 CRULL	08/04/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$59,261	\$305,739	\$294,093	1.040	
25-02-24-302-006	23191 TORREY	02/14/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$61,520	\$176,480	\$164,214	1.075	
25-02-24-305-011	23366 TORREY	03/17/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$65,384	\$170,616	\$142,267	1.199	
25-02-24-306-003	73730 CHURCH	08/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$75,515	\$169,485	\$159,450	1.063	
25-02-24-306-007	73520 CHURCH	12/30/22	\$268,125	WD	03-ARM'S LENGTH	\$268,125	\$100,258	\$167,867	\$178,712	0.939	
25-02-24-351-020	73481 CHURCH	07/13/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$54,678	\$180,322	\$134,370	1.342	
Totals:			\$2,588,125			\$2,588,125		\$1,900,712	\$1,757,794		
										E.C.F. =>	1.081
										Ave. E.C.F. =>	1.110

2024 rate	2025 Rate
1.05	1.08

Removing influence of single highest ECF (in red) would indicate ECF of 1.051

Removing influence of highest and lowest ECFs (in red) indicates ECF of 1.079

Data for the similar-age houses in the newer subs [1.08 ECF] also support the conclusion for this group.